

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/28 Wattle Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

23/9 Lisson Grove Hawthorn VIC 3122	\$500,000	17-Jun-20
20/168 Power Street Hawthorn VIC 3122	\$516,000	06-Jun-20
10/174 Power Street Hawthorn VIC 3122	\$500,000	29-Jun-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 January 2021



23/9 Lisson Grove Hawthorn VIC 3122

Sold Price

\$500,000

Sold Date

17-Jun-20

 2

 1

 1

Distance

0.14km



20/168 Power Street Hawthorn VIC 3122

Sold Price

\$516,000

Sold Date

06-Jun-20

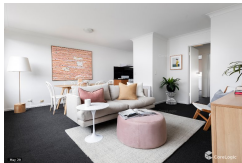
 2

 1

 1

Distance

0.28km



10/174 Power Street Hawthorn VIC 3122

Sold Price

\$500,000

Sold Date

29-Jun-20

 2

 1

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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